



Water Mead, Chipstead

The **PERSONAL** Agent

Offers In Excess Of £620,000 Freehold

- 1654 sq ft property
- Three/four bedrooms
- Open plan kitchen/dining
- Separate dining room
- Utility room
- Downstairs cloakroom
- Separate lounge / Bedroom four
- En-suite shower room
- Detached garage
- No onward chain

The Personal Agent are delighted to offer for sale this 1654 sq ft three/four bedroom townhouse situated in Chipstead. The property benefits from a kitchen/dining/conservatory (15'9 x 6'6), a detached single garage and being offered for sale with no onward chain.

The property comprises of a hallway, downstairs cloakroom, Open plan kitchen/dining/conservatory room with French doors out to rear garden. A separate dining room. On the first floor the primary bedroom



with en-suite bathroom. Lounge/bedroom four. On the second floor two double bedrooms with a Jack and Jill bathroom. Outside there is a detached garage and off road parking.

The M23/M25 are easily reached, giving access to the country's motorway network and both Gatwick and Heathrow airports. This location is also within a short journey of several renowned schools such as Whitgift, Epsom College, City of London Freemans, Caterham School and The Hawthorns. The local Chipstead Valley Primary School was rated as 'outstanding in all areas' by

Ofsted.

Chipstead Parade and station are within walking distance of the property. There are local shops next to Chipstead Station whilst Banstead Village, Coulsdon, Reigate and Epsom offer more extensive shopping, theatre, cinema, health clubs and other facilities whilst Chipstead Village retains its unspoilt rural charm with its pond, pub-restaurants, golf club and many sports and village clubs, all encompassed by acres of open countryside.



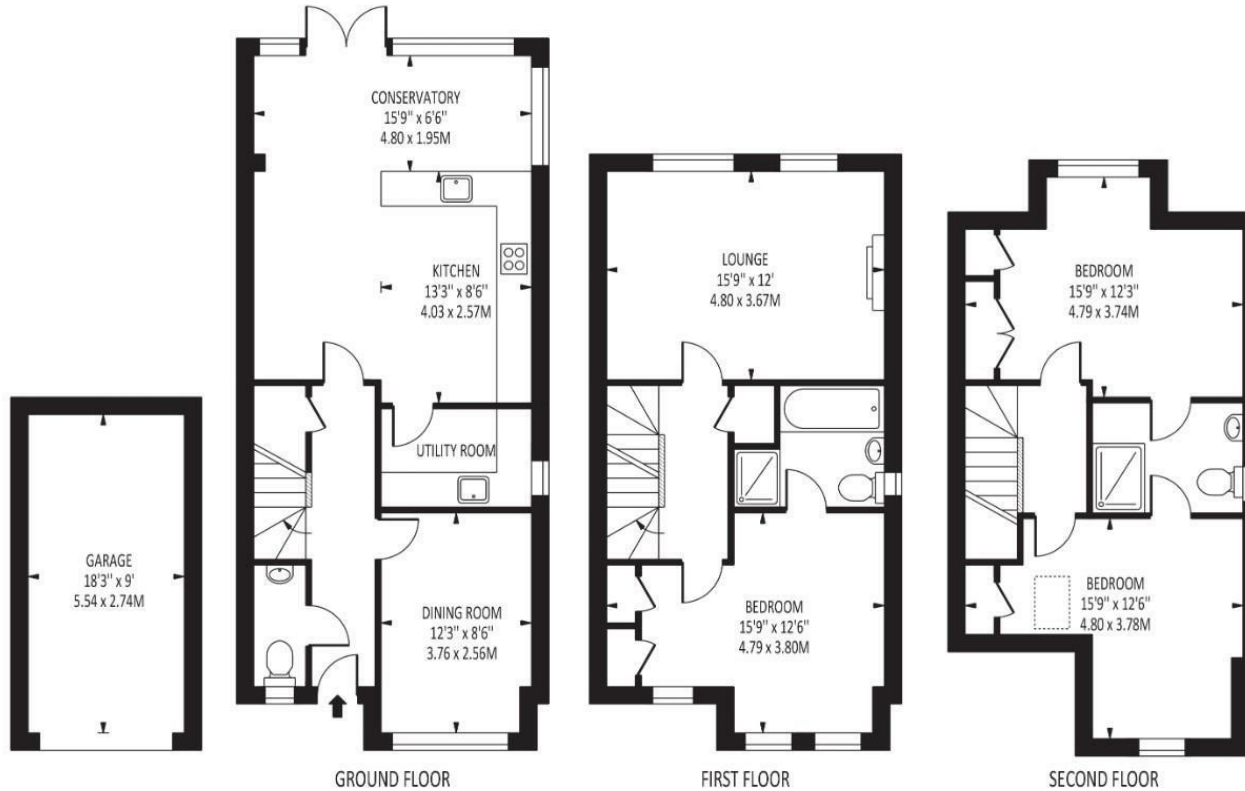


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Total Area: 1654 SQ FT • 153.68 SQ M
(Including Garage)
Garage Area: 163 SQ FT • 15.18 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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